GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Establishment – Revenue (DM) Department – Loans and Advances –Special House Building Advance of Rs 10.00 lakhs (Rupees Ten Lakhs Only) to Sri G.Srinivasa Rao, P.S. to Secretary to Govt. for Construction of house at his allotted plot / areas - Sanction orders – Issued.

REVENUE (DISASTER MANAGEMENT) DEPARTMENT

G.O.Rt.No.121, Dt.03.09.2016.

Read the following:

1. A.P. Secretariat Association letter, dt.10.11.2015 received through CMP No.17/PSSC/VIJ/2015, dt.10.11.2015.
2. A.P. Secretariat Association letter, dt.11.12.2015, 16.04.2015, 24.06.2015 and 01.07.2016.
3. U.O. No.184/Budget.III/2016, dt.30.06.2016 of Finance (Budget.III) Department.
4. G.O. Ms. No.134, Finance (HR.VI/A&L-TAS) Department, dt.18.07.2016.
5. From the President, Andhra Pradesh Secretariat Association letter dt.20.07.2016.
6. Application of Sri G.Srinivasa Rao, P.S. to Secretary to Govt.
7. Application of Sri G.Srinivasa Rao, P.S. to Secretary to Govt. dt 17-08-2016.

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O R D E R :

In the reference 1st and 2nd read above, the A.P. Secretariat Association has stated that the Government has allotted the land to the A.P. Secretariat Officers/employees for construction of houses and the same were distributed through A.P. Secretariat Employees Mutually Aided Coop. Housing Society. The registration of the said plots was kept pending due to PIL filed in the Hon'ble A.P. High Court, and requested to issue necessary orders, for sanction of House Building Loans as lump-sum, to the Secretariat Employees for construction of houses at the House Sites allotted by the Government at Neknampur, Gachibowli/Gopannapalli and Shamirpet on production of the authorized allotment letter of the A.P. Secretariat Employees Mutually Aided Cooperative Housing Society, in relaxation of existing HBA Rules for mortgage of the House Site soon after registration of the said plot in favour of the employee, as a special case.

2. In the reference 4th read above, duly considering the special circumstances the Finance Department have sanctioned and release an amount of Rs.60.00 crores (for Revenue (DM) Department – File No.C.NO.1117/DM.OP/2016 Rs.30.00 lakhs) towards Special House Building Advance to the regular Government employees who have been allotted House Plots at Nekanampur, Gachibowli/Gopannapalli and Shameerpet by the A.P. Secretariat Employees Mutually Aided Co-op. Housing Society, Hyderabad with the following conditions:

i. All the departments of Secretariat are instructed to disburse this special HBA to the regular employees of the Secretariat departments who are allotted house sites by the A.P. Secretariat Mutually Aided Co-operative Housing Society, A.P. Secretariat, Hyderabad and who have given willingness to the A.P. Secretariat Association, Hyderabad.

ii. This special House Building Advance shall be sanctioned without reference to the availment of H.B.A. earlier.

iii. The loan shall produce the original allotment letter signed by the authorized person of the A.P. Secretariat Mutually aided Co-operative Housing Society, AP Secretariat, Hyderabad or a copy of the registered document.

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iv. The loan amount is Rs.10.00 lakhs and it is without reference to the eligibility of the individual.

v. The individual shall mortgage the said land in favour of the government immediately on getting it registered in his/her name by the Society.

vi. The employees shall give an undertaking on a Rs.100/- Non Judicial Stamp paper to the effect that –
   a) The site will be mortgaged in favour of Government Andhra Pradesh soon after the registration of the site in the name of employee;
   b) In case of retirement or death during the currency of loan, the balance of loan shall be recovered from the retirement/terminal benefits of the employee.

vii. The advance shall be recovered in (100) monthly equal instalments i.e., Principal amount shall be recovered in (80) monthly equal instalments and interest in (20) monthly equal instalments. The recovery of loan amount shall commence from the month following the sanction and drawal of the amount.

viii. The loan shall carry a simple interest @ 5.5% per annum.

xi. The loan amount shall be recovered along with interest during period of service of the individual. In case of any balance of principal or interest to be recovered from the individual at the time of cessation of service viz., retirement/death of employee, it shall be recovered in lumpsum from the retirement/terminal benefits of the Government employee.

ix. This is a special dispensation given to the employees. The normal dispensation and concessions if any allowed in case of normal House Building Advance shall not be applicable in this case.

x. Government will not entertain any requests for waiver or writing off outstanding balances in any eventuality.

xi. The regular employees who are provisionally allotted to the residuary State of Andhra Pradesh, if allotted to State of Telangana on final allotment, shall pay the entire balance amount along with interest in lump sum. The departments of Secretariat shall not relieve such employees form the State of Andhra Pradesh without recovering the loan along with the interest.

xii. A collateral security from another employee with longer service shall be insisted upon.

xiii. Any risk of the property not being allotted to the employee and destruction/loss of the property after release of loan amount shall be borne by the employee and in no case Government shall accept it is a ground for waiver/relaxation of conditionalities. Condition (xi) strictly enforced.

xiv. All other terms and conditions as applicable to sanction of regular House Building Advance shall also be applicable in this case.

3. In the reference 5th cited, the President, A.P. Secretariat Association, Hyderabad have requested to issue necessary orders for sanction of the Special HBA to the following employees working in this Department, duly obtaining original allotment letter of the plot issued by the A.P. Secretariat Mutually Aided Co-operative Society and also as per rules in force.

4. In the references 6th to 7th cited, Sri G.Srinivasa Rao, P.S. to Secretary to Govt. duly furnishing the required documents has requested this Department to sanction the Special House Building Advance of Rs.10.00 lakhs for construction of house at the allotted plot No. 181, Gachibowly Village, Sherilingam Pally Mandal of Rangareddy District.

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5. Government after careful examination hereby sanction and release an amount of Rs.10.00 lakhs (Rupees Ten lakhs only) as advance for construction of houses to Sri G.Srinivasa Rao, P.S. to Secretary to Govt. allotted Plot/Area, subject to the conditions laid down at para No. 2 above.

6. The advance sanctioned in para (5) above shall be debited to the following Head of Account:

"7610-Loans to Government Servants
M.H. 201 House Building Advance
S.H. (05) Loans to Other Officers
001 Loans to Other Officers"

7 . The Revenue (DM-OP. Claims) Department shall draw and disburse the amount of Rs.10.00 lakhs(Rupees Ten Lakhs Only) released in para (5) above to the loan and shall watch full recovery of the advance as detailed in para 2 (vii).

(BY ORDER AND IN THE NAM OF THE GOVERNOR OF ANDHRA PRADESH)

J.C SHARMA
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
Sri G.Srinivasa Rao, P.S. to Secretary to Govt.,
he Revenue (DM.OP) Department
The Dy. PAO, Secretariat Branch, Hyderabad.
Copy to:
The A.G., A.P., Hyderabad.
The Finance (HR.VI/A&L-TAS) Department
The President, Andhra Pradesh Secretariat Association
Sf/SC

// FORWARDED :: BY ORDER //

SECTION OFFICER